

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
1	The town should remain a "residential" community. Not to be turned over to commercial interests. We need a moratorium on commercial development.
11	We live in forge village and find the businesses to appear as anything but historic. We also do not understand what is meant by designating roads as scenic.
14	I love this town born in 1945 I have seen a lot of changes most for the better. I can't imagine changing the center of town, the only thing missing is a quaint tea & coffee shoppe.
21	Connectivity is the issue we need to address in both open spaces & residential/business areas. We also need to protect our water sources & have access to alternative energy as these will become increasingly precious as the century progresses.
32	The town has lost it's unique character
35	We need sidewalks on both major and back road. Minimum lot sizes of 2 acres would solve open space, cluster and over building problems
38	Would like master plan to include biking/walking trail network throughout town owned land. Example; American legion field (behind playing fields) should be connected via marked trails to Stony Brook- east Boston Camps land.
39	Traffic concerns at rush hour need to be addressed at the town center & heading south on route 110 in front of market basket at lunch time & at dinner time we need a left turn light onto Carlisle road at certain times of day. Great job with the lights at 495. 11: Stone walls - yes. Trees - don't care
44	So far so good. Must be constantly vigilant.
48	Leave the character alone. If you stop the building the character will not change. If you stop building there would be no environmental issues.
53	We are losing too much space to development that could easily go elsewhere. The town is not pro-active in acquiring land to preserve as open space, nor at managing development to protect the town's character!
58	We Should be buying up land to preserve it from development.
59	Living near Route 110 for over 25 years, very disappointed in the way Town has grown MAINLY on this side of Town. Hate all the office parks, etc. Ruined the rural look and feel of the Town. Businesses should have been spread out onto Rt 40 and elsewhere, instead of placing so much of it here. Rt 110 was a rural country road with "Toy's Turkey Farm" and a couple of restaurants --Now look at it. I have a vernal pool and can't touch it but saw the filling in of wetlands 24 hrs a day to build all those office buildings on Carlisle Road. Disgusting!
65	I like clustered housing for its point-specific-only impact. No more open space purchases-enough already. Don't go crazy on wildlife protection but save our water. Keep town common just the way it is-storybook New England
68	We love Westford's center today. We love the trees and parks and trails. We are relatively new to town (5 1/2 yrs) but hate to see too much development.
72	Westford is starting to look like Chelmsford. We've already lost our "Character" getting way too built up-taxes out of control.
83	#4 I feel it is dangerous to have housing on roads of major use-i.e. Route 110 & near 4 corners- Boston Road & Concord/Carlisle Roads. #6 I would love to see another supermarket -on Route 40!

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
85	I don't mind protection for wildlife as is- as long as the wildlife does not infringe on the rights of residence.
86	Town sewer & town water to all residents should be included in the plan. Many residents actually live south of Rt 110, without town water.
87	9. Widen, improve dangerous roads where possible. 11. Move stone walls, replace trees as needed.
88	Should have long term environmental friendly development plan.
89	Want sidewalks, bike paths.
97	Require developers to fund schools, library expansion, etc. when they build large developments. Why should they be allowed to drop large developments in our laps, run with the money from the sales & dump all the costs of new services in our laps?
102	The sides of the roads need to be cleaned up
104	#3 neutral when possible; do not overdevelop land as is in #12, 13. Keep as much land to maintain that smaller town feel
109	Commerce restricted to 110 and rt 40. Maintain sites as is: F.V., center, parker V, Graniteville
115	Keep the community as natural as possible and the environment as free of pollution as can be.
116	Character – attractive country– like living. Over development and mega housing has not added atmosphere. Environmental – constant attention must be given to keep our town safe from contaminants. We need to protect our water supplies from overdevelopment
121	The town has lost its original character and further uncontrolled development will make it much less desirable. To newcomers from urban areas, Westford must appear to be rural, but if you have lived here for 40+ years, it has lost its appeal.
131	Westford has become unaffordable for some residents. Not enough affordable housing is available even in cluster housing. Small retail shops are usually expensive so residents may not afford to shop there
134	Preserve existing character of town (small farming community w/ family)
136	Water quality needs much improvement!
139	No 40B /affordable housing projects
149	The town must demonstrate its loyalty to long time residents. It must be committed to halting the McMansion craze which is destroying the town by increasing demand on the use and collection of tax dollars. The seniors built this community are being shamefully displaced by onerous and unnecessary increases in property taxes
151	Architectural? Design Review? Recommended 10 years ago. Signage? Narrow Roads? Light Pollution? See Police Station. Pocket Parks
154	The recent controversy over Graniteville Woods proved to me that preserving open space is important to Westford citizens but purchasing the right property is equally as important. The town will not be able to preserve /purchase all tracks that become available. Focus needs to be on easy accessibility whether for municipal new buildings use or community use, trails etc.

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
161	I feel the town needs more WALKING community resources.such as commerce and dining options in the town center within walking distance, and more centralized resources that encourage residents and communities to interact.
162	Conservation areas very small. Carlisle sets good example. I'd rather have a few large areas conserved then dozens of mini areas conserved.
165	Continue to constrain commercial developments to 110. Continue minimum of 1 acre residential sites. Need more info re alternative energy resources. Developers to DONATE parcels of open space land per unit.
172	The town must stop buying land
173	Affordable housing is ridiculous - burdens town without tax return, does not help those people, creates "have" & "have not" set up -always at odds - people should live in a town they can afford fully. People moved to towns like Westford outside of city for space/privacy- why would you want cluster developments with SHARED backyards don't bring city density here.
177	When are they going to have a bike path connecting towns- e.g. Groton? I want to be able to bike from my house not drive somewhere to bike. I don't fell safe
179	The town should reduce number of residential building permits granted.
180	Westford is in danger of "over developing" as Acton has done. Keep our beautiful open spaces. We do not need more housing.
182	More resources should be put towards community trees. Westford is far behind other communities of the same size.
183	There has to be a balance between increasing tax rate and buying land for open space.
191	Developers should be required to contribute to building new schools or [comment stopped here] 11: Add sidewalks
193	Reduce Taxes! Taxes, Special Purchases are making town unaffordable for ALL. Many of us are considering Alternatives. Focus on lowering or stabilizing Tax burden - #1 priority
195	#5 NOT for commercial uses. Historic houses to be sold to residents that are willing to live and maintain them in conjunction with and overseen by the historic society. Residents of the town and other visitors should be allowed to view these homes once a year on a specific date. Large commercial buildings could be used for light industrial use that can be considered "clean industrial". Buildings should be maintained in a manner reflective of the period it was constructed on the outside of the building, subject to all historical regulations now in place and overseen by the historical society.
205	Only acquire open space if financially responsible, require developers to insure open space in all development plans for the public use
208	It's hard not to support any of the above options . . . The difficulty is the trade-offs necessary to achieve them.

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
210	3- Just an excuse for getting more houses and population into a smaller area so it's a burden on the system. If you require a builder that has 10 acres, is it 10 houses on 2 acres and 8 left as is or 1 acre per house with no preserved land. It doesn't change the burden on the system. 13 - We live on a fixed income. You keep driving the cost of living in this town up. When does it stop. To stop the building you buy the land my taxes go up. If houses are built on it my taxes go up. Fill the empty businesses!!
214	Again, a balance between trees, sidewalks and wider roads. I don't want to make it easy for commuters to cut through Town.
215	Preserving our nature should be a priority including keeping our ponds & lakes from being polluted.
221	Westford should encourage mixed-use within walking distance of housing areas, and provide trails, sidewalks and paths for convenience of walkers and bicyclists. This could reduce use of autos for short trips.
222	13- lose tax \$\$
228	Along roads, maintain trees to avoid electrical system damage during ice storms
230	In my opinion, housing development in the Beaver Brook watershed is a potential hazard to town water supplies. It's probably too late to reverse some aspects of that development, but road salt & fertilizer use should perhaps be moderated in those areas, and future development restricted.
237	Conservation land by definition is to be conserved, not developed--not even footbridges...deer, turkey & moose don't need 'em!!!
238	Most people moved to Westford for rural character. We need to keep that in mind when changes are approved or undertaken.
240	Need to know cot impact to really decide what we want. We would be willing to forgo if cost was too much. Same comment for all sections.
241	The town center should remain commerce free. Only then can it maintain its NE character as a town center.
254	Big homes and big lots are not the answer to building character. Neither are cluster housing enclaves. The New England village is charming BECAUSE it devolves around a central business district with a mix of small and large homes in close proximity and mutual support. Westford has the advantage of being a mid sized town (22,000 or so) with separate "villages" (here include town center and Parkerville as well) that COULD have more life and community within themselves. I would like to become involved in making Westford stronger for everyone. 3&4: new urbanism" should be embraced - continue to work on self contained "villages" within the town -> fewer "strip" zones. More calm places to meet and greet neighbors. 7: cafes, restaurants, little boutiques 9: these are dangerous. Need shoulders without poison ivy 8: make them SAFE 11: many trees must come down -? Stone walls should be moved back to safe distance from roadbed - adequate ditch drainage needed.
261	Use town owned property for revenue- harvest trees and replant. They are just rotting in place now. Increased revenue will offset potential shortage. Let things happen naturally in town, without forcing change on people: acquiring additional town property, forcing elder out, etc. protecting mosquitoes.

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
268	Limit amount of new development
269	Wider banks on both sides of road would make roadways safer for regular vehicle traffic on as well as more safe for pedestrians and cyclists
282	11-Walls not to inhibit access for emergency vehicle, 10- Only low- growing plants- don't block view of drivers
291	Cell phone towers can destroy the character of an area. BE CAREFUL! 11: [circled "stone walls"] 13: depends on parcel 15: yes, except problems like deer, coyotes, beaver
294	Require developers to help pay for schools, etc. that developments require due to increase in population etc.
296	Overall I would say 70% of Westford still looks rural. I love Westford common and the surrounding buildings. We should save that area. All retail, commercial and apartment buildings should stay in the 110 corridor.
298	9: Would be nice to have side walks [on winding roads]
301	Our community character and environment are in danger due to 40B development, which ignores our local bylaws. We need affordable housing which the town builds itself. Furthermore, all normal subdivisions have 100% large-expensive new houses, which also degrades our community character, and makes affordability worse and worse (2 serious problems). State law Chapter 40A prohibits the town from defending ourselves. Can we overcome that prohibition by using the home-rule process? I think so.
302	This town is becoming too much like a city. It's losing or lost its lovely small town atmosphere.
304	1. #12 increases cost #13, 14, 15, 16 enough already!
309	What does it mean to develop commerce mixed w/housing (Q's 6&7)? Does it mean encourage small businesses instead large chain stores? If so, then yes, I strongly agree. 6, 7, 9: what does this mean exactly?
318	Stop relentless developing
321	I think that the preservation of open space is very important to maintaining the character of the town
341	Closely spaced (cluster) housing that preserves the maximum of open space is ideal for providing additional housing to a growing area while preserving the rural character of the town. It is vital however that a large portion of new housing be classified as "affordable" to ensure that Westford doesn't become a monoculture of wealthy households with no middle class
342	Stop Building!! If a developer/private person builds in an establish community they should have to keep the exterior of the home looking like those already there. Exp. if all home are single level ranch new homes should be single level Ranches.
350	Sidewalks along Main Street would be a plus. No place to walk children, pets, etc.
351	I think that you need to be very careful when you try to different uses together because I think the houses located right at the Stonybrook school look totally out of place.
352	10: take out [adopt-a-site] signs

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
354	It is imperative to pave and put sidewalks on Hartford Rd. This is a reflection of our town, Academy and the safety of our children. Please.
360	Implement minimum 2 full acres restriction on all new housing.
361	Keep the winding roads and open spaces - keep Westford as Westford
363	I feel Westford losing too much of its lower and lower-middle income residents. The skyrocketing cost of home and the ever increasing sizes of new homes will result in the loss of community character. As the number of buildable lots declines, I fear the new trend of tearing down smaller more affordable homes will come to Westford. The town needs to take measures now to preserve its diversity.
364	Limit commercial use to Rt.110 corridor, BEGINNING of Carlisle Rd., Power Rd., Current Nab., Graniteville and forge vill. Locations and Rt.40.
374	Would like to see much of the open space preserved through well-planned subdivisions (cluster housing) and buyout by the town of undeveloped land. Would like the message to get out to voters that development ultimately cost the taxpayers more then buying the land and keeping it undeveloped.
375	Westford is too wedded to the past - Has anyone researched how anything was done west of the Hudson River? There are towns out there that faced these questions decades ago. New England operates too much in a vacuum.
378	Some of the scenic roads are narrow when you have joggers, two-way traffic and vehicles speed.
380	I think Westford does a good job in these areas [wildlife and water protection] - not sure if more needs to be done - just continue as a priority.
381	If we continue to allow development, we are going to destroy Westford's natural resources.
383	A coffee shop [in town center] would be great.
389	Mixed-use developments should not include 7-Elevens and such. Places should match the country feel of Westford.
399	#11 There are plenty of trees and walls should be moved not destroyed.
404	The narrow winding roads are a danger to both pedestrians & drivers. They are extremely dangerous to children walking and riding bikes. This is true of the Town of Westford's primary roads. Main St. should have sidewalks. They only go 1/4 mile outside of the common, whereas similarly sized towns have them for two miles or more from their commons.
405	Balance of taxes with spending
408	As more 40B's are built there needs to be a balance of preserving open space in perpetuity whenever possible. 10: I don't like the adver's on these sites [ads?]
418	There are too many deer wandering around Westford. They are a nuisance & health hazard to the average homeowner.
419	I believe we need a long range plan that minimizes stress on town resources.

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
424	The character of the town went down years ago & sometimes the environment issues are too much. I don't believe a salamander or a turtle should come before people. People move into town today & made policies that lost a lot of money and in five years move out & let us old time residents pay for it.
425	Community includes families not born & raised in Westford!
432	For a change, let us slow down (stop) additional material growth. Give nature a chance. That would be new.
438	I remember when Westford was a rural farming gem with a close knit community atmosphere. It now appears to be a high end bedroom town where very few of our children can afford to live here with their families. Our elderly are on a very tight fixed income. We need diversity in our population to maintain Westford's character.
440	By commerce within village and town center I mean small businesses of character e.g. Sweet Peas) and not 'chains' such as Starbuck's.
444	We need to develop low income housing to avoid the mandates of 40B.
447	Do whatever needed to improve a lower tax rate for elderly.
452	Some of the "adopt-a-sites", etc. block seeing around corners and are dangerous
453	Many of us do not have town water. Why not? How about a moratorium on building? Does #1 (Mixed population) also include older residents as well as younger ones? Higher taxes drive oldsters to other locations. We need a "true" mixed population.
455	As town residents, why can't we hunt on town property? If my taxes are used to acquire open space, why can't I utilize it for lawful purposes?
458	The town needs the input of botanists and ecologists to intelligently and successfully plan open space and conservation issues. Without determining the proper food sources and habitats for native species of plants and animals to survive and grow, these areas may become sterile spaces that are ecologically unsound and susceptible to invasion of plant and animal pests.
461	Monetary consideration on projects.
466	How to slow town growth? Anticipate need for town hall & school sited expansion.
471	Obviously the goals of keeping open space and other environmental issues need to be balanced against cost.
474	Stop buying land for town use - we cannot afford the taxes
476	Trees close to the road should be cut down. We have plenty and they are dangerous.
477	Question 2 is too broad. Q3 - Good for condos, esp. Q4 As is, fine: rtes 110, 40; Q5 - Where? Which ones? Q6 - as is, fine. Q12 What is significant? Q13 - depends on plot and resources available. Q14-16 - too broad. Protection of Wildlife resources, water resources and energy sources should be reasonable and prudent. Q1, 7: should not be mandates for such. General comments: Town center is beautiful and needs to remain as is! Westford is SO littered for such a pretty town -- if everyone just adopted their frontage!
481	#10 - Many of the existing "beautification projects" have become safety hazards obstructing a driver's view of traffic. Example: Cummings RD & Providence looking up Cummings Rd. Also the Rotary Club monument at Boston Rd & Rte 110. Everything is elevated: the stone and the plants.

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
482	Beautification Projects and maintaining town character in all well and good, but unfortunately that often supersedes safety. Many areas in town (at intersections, crossroads, driveways, etc.) there are trees, monuments, curve in road that block and obstruct views causing safety issues *& traffic accident problems. Safety First!
483	Take better control of residential developments. Stop cluster housing -- enforce the one acre lot requirement.
498	Don't buy up property just to make multimillionaires of owners and developers. 1: Hold town meetings in a COMFORTABLE school auditorium! 8: Encourage property owners to make scenic roads (Hildreth St for example) more scenic! 13: if the price is right.
503	Many of these issues need to be decided on by an item to item basis; not a blanket statement. 7: [strongly dis.] if this means town common 9: depends on level of use [no ans]
508	The 3 villages are short changed when it comes to improvements; sidewalks, landscaping, trees, upkeep. Local organizations must clean up and improve our town's image. Take care of veterans' upkeep. All villages should receive the same care and tax \$\$ as the hill. 5: F.V> mill needs to be promoted 9 [winding rds]: slows traffic
509	If we had bought Greystone, we would not have needed 3 new schools. Such developments cost more to provide services than they bring in in tax revenue. We should buy up all open space, and the town can use part of it to build affordable housing clusters.
510	It is extremely critical to protect the Westford water supply. Please develop the infrastructure to bring town water to all areas of Westford. I would also like town septic systems to be replaced by town wide sewer. Failing septs contaminate our water and our recreational areas on lakes are at risk.
511	Westford should retain its residential character and limit new residential housing to strict 1 acre zoning guidelines going forward.
513	Please never put traffic lights in the center of town.
514	Require builders to build off-setting schools
515	1: not when mandated - ok if it happens 13: when it makes sense
518	13: depends 14: windmills? 15: depends
520	Commercial development other than retail should be discouraged. It does not lower taxes because it requires more services and encourages excessive housing development.
531	#9,10,11 - If possible
534	Encourage commerce to provide and support services.
539	The character of Westford should not be changed. It is a nice family community and should stay that way.
541	These are the most important issues to us. The development in the town in the last few decades has degraded the character and environment of the town. We should think about zoning and bylaws that limit.

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
543	It is vital to maintain the character of the town but also provide/maintain small mixed use space.
547	#14 - Westford would "promote" alternative energy for whom? Town bldgs and assets? The citizens? Commercial bldgs? #15 - What wildlife are we trying to protect? #16 - I don't have town water. What is Westford going to do to protect my water well?
549	Certain areas of town seem to "inherit" too much commercial development. We in the Parker Village section of town are constantly subject to a creep environment of commercial businesses.
551	I'm not convinced that "Cluster Housing" is a good thing. I don't believe that the open space will always be kept that way. Many years down the road when Westford has run out of space I believe these areas will be rezoned as house lots - maybe as part of 40B housing since they seem to be immune to many of the zoning and other requirements of regular housing!
554	2. Agri use when that is best use but not necessarily at expense of other uses. Although we all prefer Westford to remain "rural", most have come to accept that Westford isn't rural as it used to be. To operate & design under older plans & visions is unrealistic & would do disservice to what our diverse & conflicting needs are. 6. Village centered small commercialism can make sense & serve purpose of relieving traffic concerns on major corridors of Rts 110 & Rt 40. 8. Where appropriate. 9. Where appropriate.
555	Open space overdone. Plans should also encourage socialization and building bonds in villages & neighborhoods. Open space is valued but NOT at expense of others town goals - affordable housing, historic preservation, improving commercial vision along Rt 40 (the other commercial zone), turning lanes for Rt 110. Rt 110 is commercial - please accept this and develop parcels not in commercial zones to have rural character. Work on adding more bylaws which define architectural guidelines & scenic road areas/vistas to protect beyond Town's right of way.
558	I know a balance must be maintained, but the rural character of Westford should be a goal to keep. 11: when "reasonable"
559	Adopt-A-Site is good as long as signage does not detract from the site. Alternative energy is good unless the cost is excessive. Windy back roads are good. Odd intersections with high traffic should be addressed.
561	Require developers to extend water mains and hydrants to new developments.
564	Req. developers to install sidewalks, st-lights, real roads that are wide enough for fire, etc. And actually complete roads & entrances to developments.
568	13. In places that make sense, & not when in conflict with potential for fulfilling affordable housing requirements. 14. How about a Westford windmill
583	Take the town back 20 Yrs - when it WAS a Great Town
584	Westford is doing a very good job of maintaining the town character
591	Westford should plant more trees and shrubs wherever possible!!!

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
607	Mixed Commercial/residential rarely works. See existing strip malls with empty stores. Small stores are much more expensive. Better to encourage small number of big box stores in vill(?). Another problem is light and noise. High glare too bright lighting is the norm for commercial developments.
610	I strongly feel the character and environment are affected negatively by commuters using the town center to cut through to 495. Too much traffic not enough sidewalks.
620	Westford need to buy more open space but offset the costs with limited market and affordable living units.
625	Regarding question 11 "It depends upon the need. They should be maintained when reasonably possible. (especially trees). Number 6 and 7 above are unclear.
627	I'm very glad we purchased East Boston Camps. I wish 25 years ago we had established a horse trail (riding paths) throughout the town.
629	We desperately need a few stores and a restaurant/coffee shop etc in the town center!! It would be great to be able to walk somewhere in this town.
637	Stop the developers!!
641	More sidewalks would be useful.
642	We need more protection from all rodents; be they deer, beavers, wood chuck, coyotes, squirrels. In the past five years I have not eaten a vegetable from my garden due to the above pests. Fencing is prohibitive for a senior living on social security.
649	Stop the extreme building and developmental growth. The roads are too congested now! Please strive to maintain what little open space and scenic areas we have left-no more building.
659	Cluster zoning only works if we impose safeguards that guarantee that in future times clustered zones are not allowed to be revisited for change in designation and additional development.
661	Having businesses in town helps relieve tax burden on homeowners. But keep businesses grouped into designated areas.
665	Develop a master plan to install sewers town wide. Initiate that plan. Notwithstanding 1.1 above the town should plan for low income housing to the 10% level to put it rather than the builders in charge of where it happens.
666	As Westford becomes more populated, I wouldn't want to see destruction of the environment.
670	Protect our land, wildlife resources and water. Keep commercial developments to the Rte 110 area. I moved here because of the character of Westford, let's keep it that way. I have already seen too many big changes.
678	We pay a premium in taxes in order to live in Westford. We are seeking a residential town with a country atmosphere. If Carlisle can do it, why not Westford? Developers seeking financial gain have done much damage to Westford. They keep coming back until they get a "yes" vote. One yes vote defeats 20 previous no votes. Westford is already over developed. We face traffic gridlock and lack of water.
687	New development should incorporate renewable energy such as solar and geothermal. Also, rainwater collection should be used for irrigation.
688	Re 14. "OK as long as it shows a savings in the long run."

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
690	Let's get away from the cluster housing concept - it isn't without issues.
695	Q7: (like Sweet Peas). Q10: As long as it doesn't cost the town any money (i.e. if its voluntary-then-yes). Q16: Drinking water. We had a conversation with a consultant who was involved with the Nutting Road water treatment plant - he was surprised that Westford went with the "Taj Mahal" option on the architectural package, when a nice scaled-down version would have been fine! (seems like a disregard and waste of taxpayer money) I believe it was some 5 or 6 years ago?
701	Encourage less high end (\$\$\$) housing - so the Town gets less lopsided and gets back some of the character it has lost in the last 20 years.
706	Open space and a "green" approach should be a priority in the community. You never turn back once land is developed. The feel of Westford could be ruined very easily by overdevelopment.
712	We're losing our open space. Stop trying to cram more families here. The Town cannot support this kind of growth. Reward the teachers and educators. The children are all of our future. Help them achieve their greatness by giving them the resources they need and deserve. Help to improve the schools.
713	Would like to see zoning that requires larger residential building lots. Prevent builders from constructing developments that do not have Town-accepted roads. This allows far too much "creative plans" with much less cost to development that is then passed on to the homeowner to maintain.
720	Large home lots make good families cluster housing is terrible-people in Westford don't want to be crowded in!
731	I support mixed use and cluster development to reduce driving and preserve open space accessible to housing. I am not as much in favor of the town purchasing large tracts for preservation of open space. I do support hiking trails etc. on town owned land.
734	Create higher (deeper) buffer where 2 different zoning types border (e.g. where residential abuts industrial); This would discourage creep zoning.
739	Preservation of the natural environment is important to this household. We would prefer no new development but that is unrealistic especially with 40B hanging over our heads. See our comments under "Housing or Public Facilities" for more on this.
741	The road I live on is a scenic road (officially); however it is also of historical significance. The original road before Rt 225, the road which the Minute Men of Westford marched on that historic day to the North Bridge and the fight which would result in independence for our nation. At the end of this road there is a large building. It is my understanding (and my neighbors) that this is a residential area - yet it appears that this fact has been overlooked.??
743	I believe in the need for open spaces, but wild life and water resources will be taxed because there is development all over the town so I would rather limit where housing and development goes than just selective spots of open space.
751	Protect the wetlands & woods/open spaces. Stop the increase in housing developments & commercial developments on 110-- let's not have a Rt. 1 in Westford!
754	I would prefer town owned land to be kept AGR but that may not be the best option for all town owned parcels. Some major roads such as Boston Rd. should not have HUD.
755	While I would like to see the town acquire additional open space I believe we need to pay down our outstanding current debt before acquiring more.

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
756	Q5: I strongly disagree with preserving that old house on Old Lowell Road. It is not worth saving. There is historic & there is old & not well built. Q10: Good luck. Residents cannot even clean up the trash in front of their homes.
757	Westford needs to look at a major issue of sewerage which is a greater problem for most residents. I am looking at putting in my 3rd leaching field!! Why have we not gone to town sewage?? We lost our chance when Chelmsford did it and it is a major problem. I am running out of property & can't afford to do this every 10 years. When I do it again I will be forced to move out of Westford. Please town manager, wake up to this problem!!!
758	Do not worry too much about character of this town. Time marches on.
759	Q16: Less loss of trees. Creating wetlands instead of keeping woodlands is wrong. More consideration should be (have been) taken on the impact of new housing's water issues on surrounding areas. Housing uphill killed most of the trees in my woods making it a wetlands instead. These "wetlands" restrictions are unfair.
761	You have left out form of government! In 10 years we may be governed entirely by professional administrators unless we encourage continuation of the volunteer model. This will completely change our character & move us towards urbanization. Please address this issue!! I know others are concerned about it as well.
762	Westford already does a good job & is about strict enough on regulations.
764	There is no rush to add housing. Each time we do, the cost of services required to support the increased population exceeds the additional tax revenue generated requiring an equal increase in taxes for all of us. (True for my 25 years in Westford).
765	Open up hunting on town land. The deer here needs to be thinned out. Trust me the herd is way too big. Thanks.
766	Install a wind farm at Abbot field.
768	Town should start installing municipal sewer lines & treatment plants to protect ground water (our source of drinking water). Got to start at some point. Town should apply for \$ assistance from US EPA.
769	Love the idea of "alternative energy resources"-- no windmills or ugly structures. Encourage development of Town Center with small, quaint businesses like Concord, Newburyport.
775	Q2: Perhaps town/co-op gardens would beautify as well as create civic engagement. Q13: Use the revenue gained from this to ease the tax burden on residents.
776	Government, municipal or otherwise, should stay out of social engineering apart from the laws that have been legislatively established or reversed or amended. If one can afford to live in Westford, then they are free to buy or live here - their cultural background, (race, color, creed) is inconsequential. Otherwise, cost of implementation is critical. How a development affects our tax rate, schools, functionality & aesthetics are my main concerns.
779	Open hunting in public lands to protect wildlife growth
784	Since Westford is so "white" - what do we do to import minorities? Evolve - to a place for affluent white families. What we don't want is higher taxes. It is a tremendous struggle for many Westford families to pay ever-increasing taxes. This stopped being a rural community years ago, so, please, give up plans to burden taxpayers through spending on land to "preserve town quality". Enough already!

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
785	3- If well done and not overrun with developer greed. 8 Safety first! 9 Many are very unsafe with today's traffic conditions. 10 - As long as the project does not block "line of sight" 11 remove trees and stone walls if they interfere with road safety
789	It needs to be preserved!
791	Westford has lost its charm . . .
795	Like others that have lived in Westford for more than a short time, I strongly believe that the rural character of the town should be preserved. This is not to say that we cannot forge ahead with projects that make the town more attractive and progressive.
797	KILL THE DAMN GEESE!
803	Slow the development along rte 110
806	Q1: Restrictive zoning, ie, 2 acre lots, like Carlisle, is better than "cluster housing" where the houses are too close together. Q2: Eric's alone is an example of good intentions which totally failed. Q3: No windmills or cell towers!!
812	These questions are a bit too limiting/vague to be representative. For instance, in Q7 (and Q4) I would like to see some shops in the town center, but I'm against chain stores. In Q3, I am for open spaces, but against high-density apartment complexes or low income slums. In Q9, I like our scenic and winding roads, but would not oppose changes or improvements made in response to safety issues.
819	Longer set back from all major & secondary roads. What happened to the bill passed at a Town meeting concerning number of housing permits? Shame on you! Start H2O dept to replace H2O line in Nab. It is now 60 years old?
821	We have already given too much orchard, etc, land away
832	40B has to be updated to address overcrowding If septic tanks on small lots polluting groundwater, lakes and streams
834	In light of future development in town, Town boards (particularly Planning, ZBA and BOS) need to learn about and support the community planning act (now locked into legislative committees at the state legislator) so that the state land use laws are reformed and brought out of the stone age of community development It would also provide the means for a comprehensive master plan to work effectively from the state's legal view. With regard to the environment, consideration should be given to alternative energy use. On Martha's vineyard, there is a grant partnership between the (north side) electric company and the state and the rate payers to develop for individual businesses and residents photovoltaic arrays to generate their own power while still being on the electric grid. Westford should seriously consider this conservation measure
835	I would like to see small homes built for an aging population instead of large energy using houses. Definitely side walks on all existing housing and new housing. Maintain our agricultural/rural character

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
837	Having grown up in this Town, “character” will be difficult to preserve, due to pre-existing changes. Due to my work schedule, able to attend one master plan meeting which 10 people came. Listed above issues relevant – Blanchard farms bad example of cluster housing because it was the best of all housing built long ago. Using a newer example would be a more relevant? We do need a master plan for the Future.
839	Commercial property should be encouraged on rt 110. It would agreeable to have a few small businesses in the villages i.e. Coffee shop, convenience store, etc
843	This town is so overgrown it’s disgusting. Our family recently looked at a house in Ashby (new const) for \$369-2500 sq ft on 8 acres of land. Where is the land anymore? It sickens me to think that I have lived here all my life and am being pushed out because of bus fees, high taxes and I cannot move into a larger house because my family has grown, I cannot afford it.
845	Ensure that open space is isolated, small parcels or narrow strips along developed parts of the site which are at risk for lawn-creep and other types of permanent incursions
848	Open space has so many benefits to people, wildlife and water that it is absolutely crucial to our future
851	Where possible add larger shoulder to roads where there are no sidewalks
854	Maintain quaint New England appearance as much as possible. Provide sidewalks or safe margins on roads for bicycling. Alternate energy for transportation (feet, bicycle) is not viable if unsafe.
855	You can make this too complicated and too prohibitive on top of federal and state laws – we need to keep primary goals in mind – you can't have everything you want. Everyone knows this instinctively. You have to decide on the most important factors to the most people
856	More improved sidewalks and bike trails. No dirt bikes or snowmobiles
861	There should be a master plan for the purchase and use of desirable parcels in Town. With the funds appropriated so that when the properties become available, the purchases can be made as previously voted on.
862	Westford should maintain “walking” commercial areas - entrances near sidewalks along the street with central hidden parking area in back for clusters of businesses. This promotes community, interaction and exercise, and it looks much nicer.
865	I want the town to commit to saving as much open space as possible. We moved to this town 8 years ago because of its charm and ruralness
866	I would like to keep Westford the way it used to be – small town feeling. Country town, rural, not a city.
869	Try to stop new building – consider the towns at full build out capacity – we are already paying a log for taxes – focus on the town we have and managing it.
870	#2 it depends #5 Why not public use too (town offices, etc)
873	I would love to see a town ban on “thrill” vehicles” ATV, snow, mobile, - they disturb the peace, pollute, stop walkers from going out, and are very dangerous for our kids. The town bears the burden to police them and medical emergencies
875	#6 what is meant by “commerce”? 9: Keep roads as they are in what way?

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
882	I am very concerned w/graffiti on bridges; and on walls. It is obscene and often racist. I have children learning to read. Perhaps we need more community policing. Please make this a priority.
888	11. Where possible
889	A strong reason for choosing Westford as a place to live was its rural character- We are losing that very quickly.
890	I'm in favor of keeping the winding roads with modification and signage to encourage safe driving i.e. on Stonybrook Road there needs to be a sign added that says "Stay right"- this just after turning right off of Plain Road just past the first house. It is just a matter of time before there is a head-on there given the blind spot cresting the hill.
891	Check for old trees hanging (limbs) over private driveways- Speeders on side roads.
894	We are losing all of this because of too much development.
903	Westford should minimize cutting down of trees
907	The main roads don't allow for pedestrian or cyclist w/o serious threat of injury/accident. Very scary to walk or bike on some of town roads!
916	No more new condo developments
917	One of the reasons we moved to Westford was because of the beautiful ponds, beaches and trees. Maintaining and preserving the open space, trees and wildlife is crucial to Westford.
924	Q3: in the right spaces Q6: already in other 2 areas No development should be in Graniteville Woods- those quarries are very dangerous to children!
927	Everyone should be able to find a place to take a walk in natural settings (open space) within walking distance of their home. Town should take lead on alternate energy resources. Town should be willing to put their \$ where the mouth is when it comes to open space or to town services. If we want them, we need to realize we need to pay for them.
936	I would like the town to buy as much open space as possible in order to keep the town growth as small as possible. I would rather have my taxes go up \$500 to buy 1000 acres of open space, then have developers buy the land and put up 1000 houses, which would increase my taxes by several thousand dollars. If all this land is developed the town of Westford as we know it will be lost forever.
939	Acquire additional protected open space through gov. grants, donated (volunteer or required), public donations, etc.
942	Q11: and plant more trees Q12: more open space Homes closer to the roads w/larger Back yards are good-our "character" is essential to our future-Fewer streetlights-car headlights light the roads sufficiently. Also-someone needs to work on building SMALLER homes for Westford folks who want to stay here in retirement. Shielded full cut off shades on all lighting.
954	Q12: require larger amounts of open space and larger lot size
958	Balance environmental issues and tax (property) concerns. We can't buy all open land that becomes available, keep current town owned land open!!!
962	Use Carlisle as a model, not Chelmsford.

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
963	Keep commerce on 110 and not in residential neighborhoods. No cell phone towers in residential neighborhoods.
970	Q15: Very concerned about feeding Canada geese. Canada geese (especially the non-migratory variety) should not be encouraged to land near homes. They make a mess.
972	There are hardly any stores (supermarkets, department stores) nearby. We live in Greystones Estates. We do all of our purchase in out of town stores. It would be great to have more stores on Groton Rd. We will increase town revenues and save us long shopping commutes.
976	We believe the town center is ineffective because there is little to draw residents to it except on special occasions. We would like to see more small shops, more activities, and even the post office in the town center. Ideally it would be the gathering place for the community.
979	Westford should have protected Snake Meadow Hill (Graniteville Woods).
981	My answers assume no additional cost to town.
982	Should develop programs to promote environmental measures available (late???)
985	Create more character at town center area by allowing homes to be zoned commercial so a welcoming retail area characteristic of 'hometown' feel - community gathering place.
996	7. Offices yes but no gas stations, etc. 12. Don't understand question. A town issue, not developers. Comments - Re: development. We should have a vision where developers are responsible where possible to contribute funding in some way for the increase in town services their developments will incur (i.e. increased schools, police, fire)
997	1. Replace "different incomes and backgrounds" with "different ages". Q15-16: Don't know what this means. It's very important to me that the elderly not be forced out of town due to high property taxes, and that young adults can find starter homes they can afford.
1000	Bike paths, walking paths!!!
1002	Open space is disappearing -- it needs to be preserved.
1008	14. Solar panels = tax break? Unclear of meaning -- we are all for saving the planet...
1009	8. Make sure they're scenic -- Old Lowell Road is not scenic in many areas.
1016	I think a lot of thought and conversation needs to take place about what is community character and how heavily to weigh environmental impacts against other considerations such as affordable housing, diverse community, etc.
1028	Rt 110 needs turning lanes
1033	Westford residents have consistently supported policies that helped maintain the original "rural" character of the town. This means open space, under-developed land and minimal population density. So called "affordable housing" and resulting 40B developments fly in the face of the desires of most residents to limit growth and development in town. Whenever possible, town officials should resist state imposition on our democratically selected by-laws and should limit the overloading of our town boards and committees with vested interest representatives such as developers and their lawyers. Limiting population growth, in addition to eliminating the need for large, dense developments, would also eliminate the need to develop town land for more schools, highway department equipment, fire stations, etc. Allowing most town owned land to be turned over to the conservation department where it can remain underdeveloped and environmentally sound.

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
1036	Limit housing growth until budget can afford it. Find other places for commercial development other than along 110
1037	4. Replace "small" with "quaint". Not mattress stores.
1043	One issue with wildlife resources I do not wish to be overprotected is beavers when they prevent use of land by dam flooding or damaged trees on private property. Overpopulation of wildlife does need some control. Overpopulation by deer is dangerous re. traffic accidents. Huge 40B projects can have a real problem on town infrastructure resources. Fire, police, snow plowing, traffic, schools. A more distributed plan is best.
1045	Create sidewalk system-even if some trees need to be removed.
1056	I would like the town to bring in a town-wide sewerage system.
1057	Long over due - tree planting thousands of seedlings
1059	To do things for all citizens, especially the elderly!
1062	Do we really need to purchase (acquire) land to protect it? We should consider zoning changes, # acres needed to build individual homes, etc. There must be alternatives versus purchasing.
1063	Should get someone to pick up trash on sides of roads. People are pigs so town is starting to look like a dump when you drive through it!
1072	I really think the town has to take charge/action on the 40B in these towns and have a plan for town developed affordable housing to control growth. The best way to go is rentals as if they are a % affordable ALL the units count towards affordable housing. Any other way will lead to uncontrolled growth which we are on the brink of.
1074	15: ?
1076	The wildlife living here before "do-gooding" developers arrived is being driven to extinction.
1078	9-11. We need sidewalks or bike-lanes so people can safely walk around town.
1079	Need walking paths, better sidewalks in older neighborhoods
1080	6: Commerce should stay on 110 or mixed w/ housing only if small stores like pizza or Lil Peach stores.
1081	Would like to see limited development. Want to keep open space & decrease increase in the student population. Stop growth.
1082	Development should be slowed down. Historic homes and rock walls should be preserved. Open space, agricultural land should be purchased by the town to minimize growth.
1094	2. Depends on the parcel. 3. This is a good deal for developers (lower infrastructure costs) the town should get more than just open space (which usually is questionable in use) for this. 11. Should encourage developments to be built "inside" a parcel off the road, to preserve the "character" of the road. 12. if possible. 14. Only if truly a cost saving.

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
1096	<p>5. Rezone them if needed.</p> <p>6-7. Main St, I believe these 2 uses would slow traffic down on Main St as long as they are small businesses that "fit" within surroundings, i.e. antique shops, law offices (address each opportunity individually)</p> <p>I'd like to see more done with the buildings already built rather than build more. Don't "move" or take down antiques, make the business move in and renovate for their own use. (same idea with affordable housing)</p>
1097	If we are successful in promoting more pedestrian traffic (safely), commerce that is mixed in with housing in village settings would be beneficial. It would no longer be necessary to drive to Markey Basket to get bread and milk- we could walk to the "corner store" (or the children could.)!
1100	Westford should levy NO additional environmental protection above what is required by state and federal laws. Westford should encourage developers for town betterment. Not demand and limit them by undue requirements that pit developers against the town.
1101	No additional environmental protection above what is already in place. This town is allowing fools to try to impose CRAZY ENVIRONMENTAL CRAP on us.
1108	We believe that preserving a Town's character is very dependent on preserving the Towns natural surroundings and fauna. Allowing an overwhelming amount of development (both commercial and residential) can cause a town to lose character and its draw as a classic New England Town.
1113	Let's not end up like Chelmsford
1117	<p>7: what is meant by Town Center, Rt 110 or Town Hall?</p> <p>If developers just set aside "token" open space and it is not well designed, it makes no sense. If Westford can use open space for communities gardens, recreation, that is best.</p>
1123	I voted to purchase land in Graniteville to avoid development - wish that had been approved!
1127	It is very important for Westford to develop protected spaces and maintain New England historical character going forward.
1128	Would like to see plan in place to handle future cell tower proposals!!!!
1130	44: Unless cluster zoning.
1134	We live here for the open space, quiet environment. Without preserving the existing wooded areas and water, this town loses all its appeal.
1139	Preserve the town center; should it be altered it could never be recreated. Much thought and planning went into the library design and the parish hall buildings - embrace what we have.
1143	Rather than cluster housing (I believe they will build on the "open space" someday) I would like to see some sort of law like "all new houses must be built on 1+ acre of land minimum
1146	Keep the ethos/structure/appearance of Westford as it is, please do not over develop it as it will not have its unique feeling and look
1148	<p>I strongly support affordable housing initiatives, but I also believe that certain tracts of land are better preserved due to their unique geography/historical quarries/"pristine" qualities. I would also enjoy seeing a few more shops or a bakery/coffee shop in the town center. Parents with children would appreciate that!</p>
1150	6-Graniteville has more than enough 40B projects promote 40Bs in other areas in town

**Comments from town-wide mailing:
Community Character & Environmental Issues**

Survey ID	Comments
1154	12: But no cluster housing - increase lot size. 13: If price is appropriate - not 7m for a parcel that was previously 1/2m 4 years prior. These issues are too complex to be answered in a simple questionnaire; people perceive each of these questions differently - as will the person(s) interpreting this. The lot size should be increased. I don't want a bunch of 6 story condo/apartments in town.
1155	Westford needs a program for regularly collecting & removing litter from roads and open spaces.
1156	Keep rural feel as much as possible. Add Bike Trails & move sidewalks.
1162	We need a better "Town Center" feel - either in the center or by better development along 110.
1163	Open space in cluster housing is a trick to cram more bedrooms into wetland spaces.
1164	9: Depends on road and safety concerns. 11: If possible without limiting road usage. I would like to see town center maintained in its historic, "quaint" style but think neighborhoods would enjoy having small businesses located nearby for convenience. Are town houses with associated open space a configuration that would benefit Westford?
1167	10: I'm sure of all that means.
1178	I think it is absurd that you cannot get a cup of coffee in the center of town. The town common should have humans on it - for instance, go to library, get a cup of coffee, read book on common, walk down to town hall or Roudenbush. There should be more commerce in the center - but NOT Starbucks or any chain - more mom & pop.
1181	I want a moratorium on home building
1182	From what I've seen, the "cluster" plan doesn't work out well for the town. The land left open is often wetlands and unbuildable anyway, but the builder is allowed to crowd way too many houses onto a small parcel because he left this unbuildable land open. Let's be realistic about what's buildable when calculating the number of houses allowed. Also - using 2 acres as a number for figuring out # of houses in cluster zones would help.
1183	I am VERY concerned about protecting the natural environments and the wildlife that we have here in Westford.
1186	4: no houses with shops 9 (winding rds) - as long as safe
1188	We need a junk (all kinds) by-law which is enforced. Drainage from home cellars and washing boats is allowed to drain into our catch basins. This freezes in winter and pollutes ground water. Orchard St - boat business - Prescott St drains past Veterans' Memorial Park. Visitors must walk over this drainage to visit the memorial.
1190	Test streams for septic tank/leaching field seepage. Require periodic testing for all residents.

**Comments from Westford Academy seniors:
Community Character & Environmental Issues**

Survey ID	Comments
2001	Don't care
2002	Space/resources are limited in developing towns. (schools, roads, housing) - population growth should be controlled to stop our crowding. Quality of living should be maintained for the town's residents.
2021	Make sure people are not hurting our wetlands.
2031	We need to keep Westford small, 40B projects are urbanizing the town. We need more available land for off road recreation. People want to dirt bike and 4 wheel, so it's everyone earth, share it freely.
2038	Scenic road markings cause increase cyclist traffic which in turn leads to bike & car traffic on windy roads (like mine).
2039	Less big businesses or town WILL lose character. Clash of different income families can cause problems. I like driving around town and looking at the scenery of a New England town. Keep it that way!
2048	I feel that in Westford, it is important to maintain as much of the historic aspects of the town as possible and to provide as much wildlife and nature preservation as possible as well.
2051	Westford is a scenic town. It should be kept that way.
2061	Chelmsford is so much better
2093	Housing projects on small areas, (Ranchos) are bad for the environment
2106	Don't care
2109	Clean up. Too much trash
2111	We need to stop building houses and we need to start with more farming and stuff. Westford used to be all apple orchards and now it is low income houses and tons of houses
2112	I think that we need to keep the things that make Westford so nice like the open fields and stone walls.
2113	Environmental issue, there is just too much trash and pollution scattered around the woods and roads.
2139	Too much poison ivy on side of road
2143	Allow shotgun hunting in Westford
2148	Off road use on town land, stop being stupid, its everyone's world, SHARE